

PLANNING COMMISSION MEETING MINUTES

On this the 16th day of March 2016, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

James Urbish	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Sergio Villagomez	Planning Commissioner
Steven Monk	Planning Commissioner

NOT PRESENT

Charlotte Davis	Planning Commissioner
Susan Euton	Councilor, District No. 2

STAFF PRESENT

Charles Kalkomey	City Engineer
Travis Tanner	Executive Director of Community Development
Ian Knox	Planning Administrator
Janet Eder	Senior Administrative Specialist

OTHERS PRESENT

Rene Rodriguez	LJA Engineering (Bonbrook Plantation South Section Six and Nine)
Keith Schoonover	BEAZER HOMES TEXAS, L.P. (Bonbrook Plantation/MUD No. 155)

CALL TO ORDER

Chairperson Urbish called the meeting to order at 5:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 17, 2016.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the minutes of the Regular Planning Commission Meeting of February 17, 2016 as presented. The motion carried unanimously by those present.

2. PUBLIC HEARING ON A PRELIMINARY PLAT OF GILLMAN ROSENBERG, 9.406 ACRES BEING A REPLAT OF TRACT NOS. 1 AND 2, GILLMAN HONDA/MAZDA/NISSAN DIVISION, A SUBDIVISION RECORDED IN SLIDE NOS. 1047A AND B, FORT BEND COUNTY PLAT RECORDS, AND RESTRICTED RESERVE "A", GILLMAN NISSAN ROSENBERG, A SUBDIVISION RECORDED IN PLAT NO. 2007037, FORT BEND COUNTY PLAT RECORDS IN THE ROBERT E. HANDY SURVEY ABSTRACT NO. 187.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.

Chairperson Urbish opened the public hearing at 5:01 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 5:02 p.m.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH

SECTION NINE, A SUBDIVISION OF 35.335 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 96 LOTS, 2 RESERVES (6.553 ACRES) AND 5 BLOCKS.

Executive Summary: The Preliminary Plat of Bonbrook Plantation South Section Nine is a proposed subdivision consisting of ninety-six (96) residential lots and two (2) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Six.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Nine.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of remaining sections to be developed in Bonbrook Plantation South.
- Mr. Knox replied that approximately six to seven sections remain to be developed.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to approve the Preliminary Plat of Bonbrook Plantation South Section Nine, a subdivision of 35.335 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 96 lots, 2 reserves (6.553 acres) and 5 blocks. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GILLMAN ROSENBERG, 9.406 ACRES BEING A REPLAT OF TRACT NOS. 1 AND 2, GILLMAN HONDA/MAZDA/NISSAN DIVISION, A SUBDIVISION RECORDED IN SLIDE NOS. 1047A AND B, FORT BEND COUNTY PLAT RECORDS, AND RESTRICTED RESERVE "A", GILLMAN NISSAN ROSENBERG, A SUBDIVISION RECORDED IN PLAT NO. 2007037, FORT BEND COUNTY PLAT RECORDS IN THE ROBERT E. HANDY SURVEY ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Gillman Rosenberg consists of 9.406 acres located at the southeast corner of the Hwy 59 and Bryan Road intersection, within the City Limits. The subject property was originally platted as two tracts and one reserve.

The replat request is to combine previously platted "Tracts 1 and 2" (7.5754 acres) with previously platted "Restricted Reserve A" (1.8311 acres) to create a single unrestricted reserve.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Gillman Rosenberg.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the purpose for having only one tract.
- Mr. Knox replied that combining the property may have been for marketing purposes to sell it all as one tract and not have to subsequently replat.
- Commissioner Poldrack inquired if Gillman Rosenberg could prevent a drive-thru from Bryan Road to the SW Feeder.
- Mr. Knox replied that he did not think Gillman Rosenberg could not prevent a drive thru from happening.

Action taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to approve the Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve "A", Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF ROSENBERG PLUMBING SERVICE, INC., 15.5288 ACRES DESCRIBED AS A 17.30 ACRE TRACT OF LAND, OUT OF JAMES HUGHES SURVEY,

ABSTRACT NO. 197, SAVE AND EXCEPT A 1.7492 ACRE TRACT OF LAND, OUT OF THE JAMES HUGHES SURVEY, ABSTRACT 197, RECORDED IN VOLUME 1944, PAGE 1201 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; 0 LOTS, 1 RESERVE (14.6702 ACRES) AND 1 BLOCK.

Executive Summary: The Preliminary Plat of Rosenberg Plumbing Service, Inc. consists of 14.6702 acres and one (1) proposed reserve. The property is located on the northeast side of Wehring Road, southeast of Cottonwood School Road, and is in the Extraterritorial Jurisdiction (ETJ) of the City of Rosenberg.

The property currently has no improvements, and the Preliminary Plat proposes one (1) non-residential reserve. Additionally, the plat contains a right-of-way dedication of thirty feet (30') for Wehring Road.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Rosenberg Plumbing Service, Inc.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if Rosenberg Plumbing Service, Inc. located on Avenue N would eventually serve as a warehouse.
- Mr. Knox replied that the Avenue N location could potentially serve as a secondary location.

Action taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat of Rosenberg Plumbing Service, Inc., 15.5288 acres described as a 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (14.6702 acres) and 1 block. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION SOUTH SECTION SIX, A SUBDIVISION OF 38.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 70 LOTS, 10 RESERVES (17.817 ACRES) AND 5 BLOCKS.

Executive Summary: The Final Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and ten (10) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Two.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current "Subdivision" Ordinance. Slight changes were made to add buffers to two intersections, but this change does not affect the lot counts or layout. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

The Planning Commission approved the Preliminary Plat of Bonbrook Plantation South Section Six on February 17, 2016. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Six.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Six, a subdivision of 38.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 10 reserves (17.817 acres) and 5 blocks. The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALNUT CREEK SECTION FOURTEEN, A SUBDIVISION OF 13.380 ACRES CONTAINING 50 LOTS, 3 BLOCKS AND 3 RESTRICTED RESERVES OUT OF THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.

Executive Summary: The Final Plat of Walnut Creek Section Fourteen is a proposed subdivision consisting of fifty (50) residential lots and three (3) restricted reserves in three (3) blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is east of Walnut Creek Section Thirteen.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September 2015, and is attached for review.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Fourteen on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Fourteen.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of remaining sections in Walnut Creek Section Fourteen.
- Mr. Knox replied that two sections remain to be developed.
- Commissioner Poldrack inquired about a potential lot shortage.
- Mr. Knox replied that land remains to be developed in the area.
- Chairperson Urbish inquired about plans for remaining drill sites.
- Mr. Knox replied that state laws regulate the distance from drill sites to residential subdivisions.
- Commissioner Poldrack inquired if the City would supply water to Walnut Creek Section Fourteen.
- Mr. Knox replied that the City would.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council of the Final Plat of Walnut Creek Section Fourteen a subdivision of 13.380 acres containing 50 lots, 3 blocks and 3 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALNUT CREEK SECTION FIFTEEN, A SUBDIVISION OF 22.315 ACRES CONTAINING 58 LOTS, 4 BLOCKS AND 7 RESTRICTED RESERVES OUT OF THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.

Executive Summary: The Final Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and seven (7) restricted reserves in four (4) blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September, 2015 and is attached for review.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Fifteen on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Fifteen.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.

Action taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to recommend approval to City Council of the Final Plat of Walnut Creek Section Fifteen, a subdivision of 22.315 acres containing 58 lots, 4 blocks and 7 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas. The motion carried unanimously by those present.

9. REVIEW AND DISCUSS REVISIONS TO THE CODE OF ORDINANCES, CH. 6, ARTICLE XVI, PARKING LOT STANDARDS AND SPECIFICATIONS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: One of the topics frequently brought up at the Planning Commission level over the last several years is the need to revise the City's parking requirements. Potential redrafting and amendments to the City's land development and related code elements (e.g., parking) is also addressed in the Comprehensive Plan. As discussed, City staff has been working with a consultant on some of the needed code review and revision services, the first of which

to be addressed is parking. The attached proposed ordinance revisions generally provide for the following:

- Shared parking for mixed uses with variable peak parking hours and related requirements;
- Improved identification of how nonconforming parking lots are dealt with;
- Graphic for improved understanding of parking dimensions and drive aisles;
- Graphic for improved understanding of parking setbacks;
- Improved identification of paving standards and pervious pavement options;
- Improved maintenance provisions for parking lots;
- Downtown area parking, while not required, must comply with dimensional and paving standards when constructed;
- Improved methodology for parking calculations;
- Improved and expanded schedule of parking requirements by land use; and
- Provisions for "special studies" for uses with varying parking demands and those not identified in the schedule of parking requirements.

Staff recommends approval of these ordinance revisions, as they should improve administration of the City's parking standards in addition to helping applicants better understand them.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack favored the recommended changes addressed in the Code of Ordinances, Ch. 6, Article XVI – Parking Lot Standards and Specifications.
- Mr. Tanner explained that the proposed ordinance revisions were a draft and were being presented to the Planning Commission for recommendations.
- Mr. Tanner stated that the City has been contacted with concerns about the refinancing of existing developments and meeting the revised parking standards. Mr. Tanner explained that the purpose of the ordinance revisions were to help control parking standards for multi-family development.
- Commissioner Poldrack inquired if Town Center was built under the new standards, would the development look the same now.
- Mr. Tanner replied that Town Center would not look different.
- Commissioner Poldrack inquired about the West Fort Bend Management District (WFBMD) standards.
- Mr. Tanner stated that the City maintains landscaping standards, however, the standards are not as extensive as the WFBMD regulations.
- Commissioner Poldrack inquired if a request would be denied if the use of a building changes and does not meet 75% of the required parking lot standards and specifications. Commissioner Poldrack inquired if a permit would be required when there would be a new use of a building. Mr. Tanner replied that would remain the same and ordinance as presented would not substantially alter how existing and new structures and additions are viewed; it would only better codify how staff currently deals with these situations.
- Commissioner Poldrack inquired if the Planning Commission would have to grant permission of the proposed changes. Mr. Tanner replied that the request would have to go before Council following a recommendation by the Commission.
- Commissioner Poldrack inquired about approved hard surfaces.
- Mr. Tanner replied that asphalt and concrete are considered hard surfaces. A request for using an alternative surface would need to be placed on the Planning Commission agenda for consideration and/or approval.
- Commissioner Poldrack inquired about the use of railroad ties around the parking area perimeter.
- Mr. Tanner replied that railroad ties serve primarily as a border around the property.
- Chairperson Urbish inquired about off-premises parking.
- Mr. Tanner replied that off-premises parking was legal as long as the parking lot was owned by the same owner, or through a separate agreement, and was in close proximity.
- Chairperson Urbish inquired about the minimal parking space requirements for existing businesses.
- Mr. Tanner replied that a business would be required to provide adequate parking space only if the use of the building changed or was expanded.
- Commissioner Poldrack inquired if an existing structure was destroyed by fire, would the revised ordinance apply under the new parking lot standards.
- Mr. Tanner replied that a percentage of damage requiring compliance was not adequately specified in the current ordinance.
- Commissioner Poldrack inquired about poor visibility at intersections due to landscaping and other obstructions, and how these issues could be addressed.

- Mr. Tanner replied that the City can enforce visibility requirements on new developments, however, enforcing ordinances on previously established developments was more difficult.
- Commissioner Poldrack inquired about sexually-oriented businesses in the City.
- Mr. Tanner replied that the current ordinance addresses this issue already and it would likely be a moot point.
- Commissioner Villagomez commended staff for making revisions to the Code of Ordinances.
- Mr. Tanner stated that staff would make the necessary revisions to the ordinance, including revisions to the multi-family standards, and bring it back to the Commission.

No action taken.

10. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the setback issues in the Code of Ordinances would be placed on next month's agenda.

No action taken.

11. ANNOUNCEMENTS.

There were no announcements.

12. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 5:45 p.m.



Janet Eder
Senior Administrative Specialist